

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 12, "UNIFIED DEVELOPMENT ORDINANCE," SECTION 4.2, "OFFICIAL ZONING MAP," OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, BY CHANGING THE ZONING DISTRICT BOUNDARIES AFFECTING CERTAIN PROPERTIES AS DESCRIBED BELOW; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That Chapter 12, "Unified Development Ordinance," Section 4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas, be amended as set out in Exhibit "A", attached hereto and made a part of this ordinance for all purposes.

PART 2: That any person, firm, or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than Twenty-five Dollars (\$25.00) nor more than Two Thousand Dollars (\$2,000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense. Said Ordinance, being a penal ordinance, becomes effective ten (10) days after its date of passage by the City Council, as provided by Section 35 of the Charter of the City of College Station.

PASSED, ADOPTED and APPROVED this _____ day of _____, 2003.

APPROVED:

RON SILVIA, Mayor

ATTEST:

Connie Hooks, City Secretary

APPROVED:

City Attorney

EXHIBIT "A"

That Chapter 12, "Unified Development Ordinance," Section 4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas, is hereby amended as follows:

The following property is rezoned from A-O Agricultural Open to R-1 Single Family Residential.

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE ROBERT STEVENSON SURVEY, A-54 BRAZOS COUNTY, TEXAS, BEING 15.016 ACRES, MORE OR LESS, AND BEING A PART OF A CALLED 16.2950 ACRE TRACT, AS DESCRIBED IN A DEED DATED JULY 15, 1997, FROM ANNE MARIE COFER MCKELLAR TO DONALD F. CARROLL, AND RECORDED IN VOLUME 2890, PAGE 51, OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT). SAID TRACT DESCRIBED BY METES AND BOUNDS IN THE ATTACHED EXHIBIT "B" AND SHOWN GRAPHICALLY IN THE ATTACHED EXHIBIT "C."

LEGAL DESCRIPTION FOR A
15.016 ACRE TRACT
ROBERT STEVENSON SURVEY
ABSTRACT 54
BRAZOS COUNTY, TEXAS
Residential Tract

Legal description to all that certain lot, tract, or parcel of land situated in the ROBERT STEVENSON SURVEY, A-54, Brazos County, Texas, being 15.016 acres, more less, and being a part of a called 16.2950 acre tract, as described in a deed dated July 15, 1997, from Anne Marie Cofer McKellar to Donald F. Carroll, and recorded in Volume 2890, Page 51, of the Deed Records of Brazos County, Texas (DRBCT) to which reference is hereby made to for any and all purposes. Said tract described by metes and bounds as follows, to wit:

BEGINNING at a ½-inch iron rod set for the southwestern corner of the aforesaid 16.2950 acre tract in the easterly Right-of-Way (ROW) of FM 2154 (Wellborn Road - 100 foot ROW - Volume 171, Page 81). Same being the northwesterly corner of a called 110.57 acre tract conveyed to W. Barton Munro, Trustee and John Lampo, Trustee, by Deed of Record in Volume 587, Page 653, DRBCT. Whence a 5/8-inch iron rod found for the northwest corner of said 110.57 acre tract bears N 89°52'05" W 0.46 feet;

THENCE N 00°33'56" W, along the westerly line of the referenced tract and said easterly ROW, passing at 99.46 feet a 5/8-inch iron rod found 0.2 feet left of the herein described line, continuing a total distance of 763.16 feet to a ½-inch iron rod set for corner. Same being in the southeasterly line of a called 100 acre tract conveyed to Donald F. Carroll by Deed of Record in Volume 147, Page 514, DRBCT;

THENCE N 41°50'11" E 481.89 feet, along the northwesterly line of the referenced tract and the southeasterly line of said 100 acre tract, to a point on the Southwesterly ROW line of State Highway 40, from which a ½-inch iron rod found bears S 60°52'38" E, at a distance of 0.13 feet;

THENCE in a southeasterly direction along said southwesterly ROW as follows:

S 49°15'39" E 245.83 feet to a ROW monument found for bend, and

S 52°06'29" E 123.09 feet to a ROW monument found in the easterly line of the referenced tract and a westerly line of the aforesaid 110.57 acre tract;

THENCE S 10°02'22" E 901.66 feet, with the common line of the referenced tract and said 110.57 acre tract, to a ½-inch iron rod found for a common corner of said tracts;

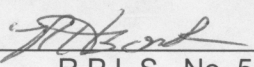
THENCE N 89°52'05" W 754.48 feet, along the southerly line of the referenced tract and with a northerly line of said 110.57 acre tract, to the POINT OF BEGINNING and containing 15.016 acres, more or less.

NOTE: A plat has not been prepared in connection with these fieldnotes

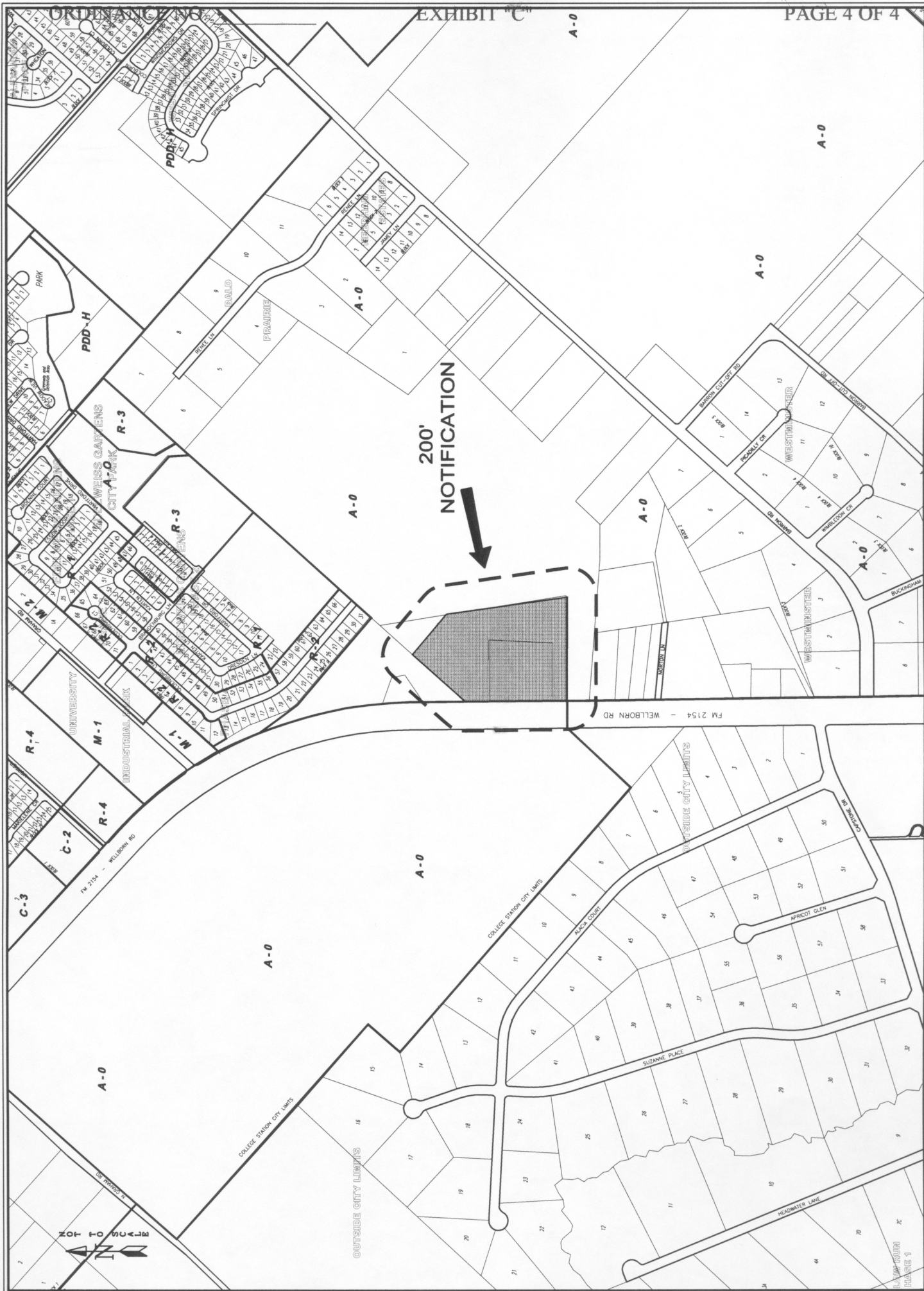
Bearings are based upon the City of College Station Horizontal Control Monuments No. 132 and No. 133 and are N.A.D. 83 values.

GOODWIN-LASITER, INC.

R.H. Bonds
College Station, Texas


R.P.L.S. No. 5559
August 19, 2003





REZONING

Case: 03-205

ROBERT CARROLL

City of College Station, Texas
DEVELOPMENT REVIEW